BELGRADE WATERFRONT

SERBIA

BW RIVA

MARINA

THE VISIONARY

Under the leadership of Mohamed Alabbar, Eagle Hills is redefining urban living by creating iconic, meticulously crafted communities.

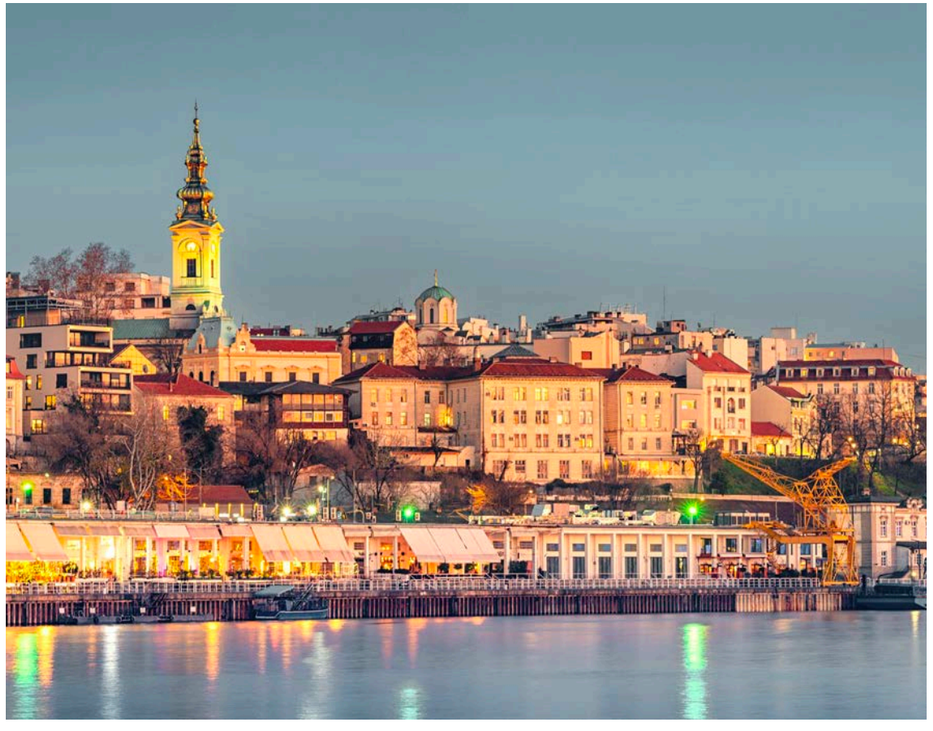
Known for their attention to detail and exceptional design, these developments—from Croatia to Morocco—set new standards for luxury and innovation, featuring world-class urban landscapes conceived by renowned architects and designers.



THE CITY

Belgrade, the capital of Serbia, is uniquely located at the convergence of two major rivers, the Sava and the Danube. The city is famous for its rich history, vibrant cultural scene, dynamic nightlife and cosmopolitan spirit.

Today, Belgrade is a regional centre of business, finance and urban regeneration. The hospitality of its inhabitants, the restaurants and cafes that pulsate with life day and night, its diverse gastronomic offering and abundant shopping opportunities are just some of the many reasons for the year-over-year growth in the number of foreign visitors.



EUROPE’S LANDMARK DESTINATION

Belgrade Waterfront is transforming the heart of the Serbian capital into a vibrant riverside destination where living, business, culture, and leisure come together. Stretching along the Sava River, this prestigious destination brings contemporary architecture, parks, residences, retail, and hospitality into one dynamic urban district.

A strong connection to the river defines the project, further enhanced by BW Marina. This is a new district that represents the pinnacle of contemporary urban luxury in one of Southeast Europe’s most dynamic capitals and adds a distinctive touch of sophistication. More than an address, Belgrade Waterfront is a statement of status, refinement, and modern elegance at the very heart of Belgrade.

FACTS & FIGURES

- 4.2 km long Sava Promenada
- 142 ha of prime real estate
- Galerija, the biggest regional shopping mall
- High-end retail spaces and services
- Yacht club, marina
- World-class hotels
- Opera, theatres, museums
- Educational institutions



THE ENERGY OF THE CITY, THE LUXURY OF THE RIVER

Where the city meets the river, a new kind of living emerges, defined not only by the richness of amenities, but by the quality of every moment.

Positioned in the first row to the Sava River, within the prestigious BW Marina district, BW Riva brings together timeless architecture, direct river access, and the comfort of modern living in perfect balance.





MARINA
BELGRADE WATERFRONT

THE CITY MEETS THE RIVER LIKE NEVER BEFORE

Belgrade Waterfront Marina introduces a new, carefully designed district created with the ambition to elevate riverside living to an entirely new level. As a unique concept in the region, this part of Belgrade Waterfront offers an environment where the river, open spaces, greenery, and contemporary amenities are seamlessly integrated into everyday life, going beyond the expectations of conventional urban living.

Located on the right bank of the Sava, between Ada Bridge and the revitalised pedestrian bridge, BW Marina redefines the city's waterfront in a way previously associated only with the world's most prestigious destinations. Parks, new cultural hubs, and distinctive urban landmarks are emerging alongside thoughtfully planned infrastructure, creating a sense of continuity, order, and spatial harmony.




KULA BELGRADE
GALERIJA
BW RIVA
MARINA
MARINA



BW RIVA
MARINA

LIVING IN THE FIRST ROW TO THE RIVER

Positioned directly on the banks of the Sava, within Belgrade Waterfront Marina, BW Riva offers a residential experience where the elegance of the river is ever-present, and life unfolds in a calmer, more natural rhythm. Set apart from the pace of the city, yet fully within its centre, it creates a unique balance between tranquillity and urban energy.

Direct access to Sava Promenada and landscaped pedestrian routes allows walking, recreation, and time spent outdoors to become part of everyday life.

In such a setting, the boundary between interior and exterior becomes almost imperceptible, shaping a lifestyle defined by ease, elegance, and a close connection to nature.

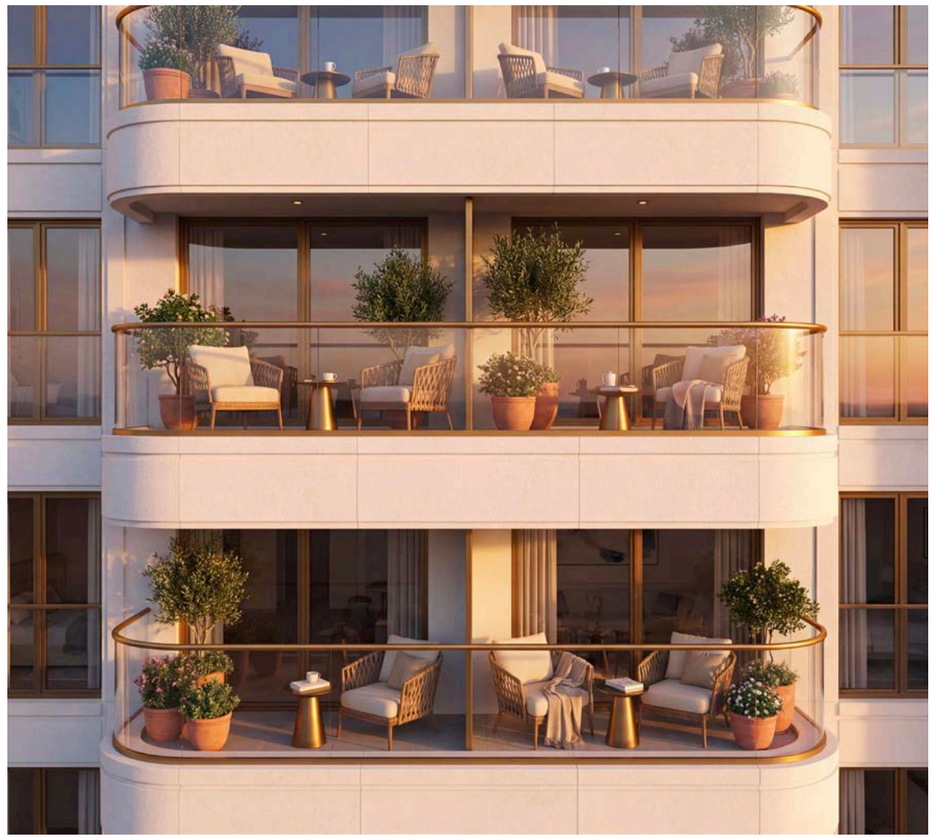






LIVING SPACES

The exclusive amenities of BW Riva are conceived as an extension of the living space, designed for everyday enjoyment, relaxation, and time spent in an environment of elevated comfort. Within the building, residents have access to a spa centre with an indoor swimming pool and outdoor sun deck, gym, jacuzzi and sauna, as well as dedicated areas for rest and regeneration, carefully designed to offer a sense of privacy and calm.





TERRACES

Apartments at BW Riva are designed to provide a harmonious and functional living environment, where natural light and a strong connection to the surroundings take centre stage. Spacious living areas feature expansive glazing that allows for abundant daylight, while the open-kitchen concept, dining, and living room creates a unified space for relaxation and socialising.

Each apartment includes a balcony or terrace, extending the interior towards the outdoors, whether facing the river, promenade, park, or landscaped courtyard - making views and outdoor living an integral part of the everyday experience.



TIMELESS QUALITY

Living and sleeping areas feature multi-layer wooden parquet flooring, while bathrooms and terraces are finished with premium granite ceramic tiles, chosen for their durability and contemporary aesthetic. Bathrooms are equipped with high-quality sanitaryware from renowned manufacturers, including walk-in showers with glass partitions, while three-bedroom and larger apartments also include bathtubs in secondary bathrooms, enhancing both comfort and flexibility.



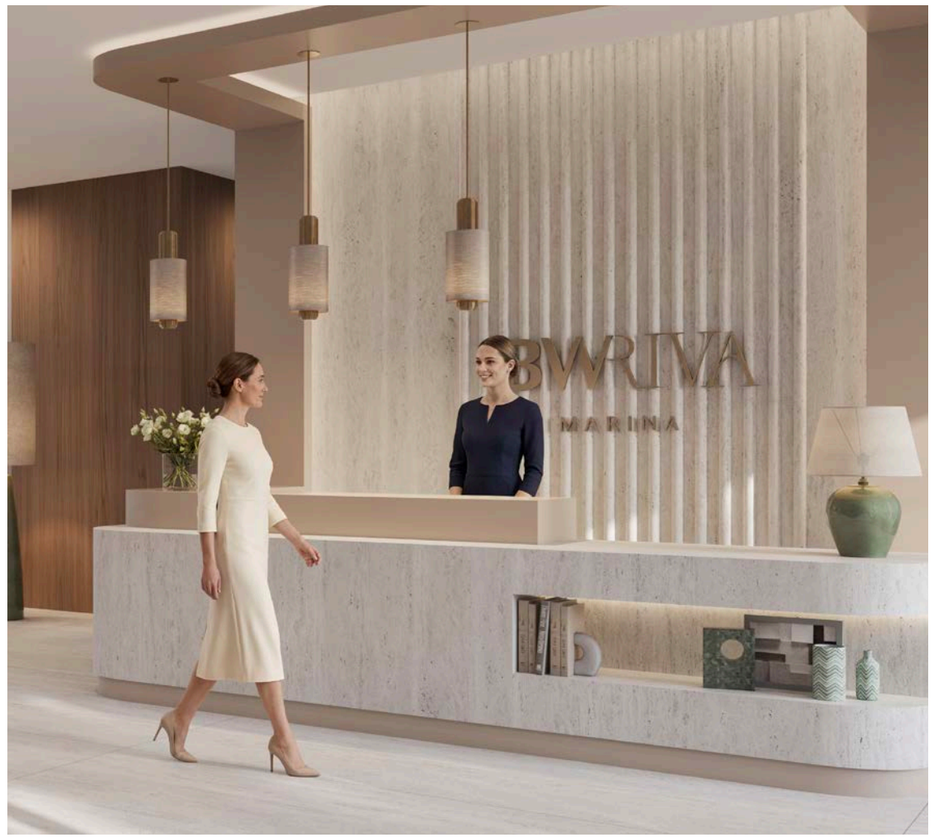



BWRIVA
MARINA
BWRIVA
MARINA

LOBBY AND RESIDENTIAL CLUB

The entrance of BW Riva is designed as an organised and refined environment, tailored to contemporary living. A spacious lobby with reception and controlled access provides a high level of security and 24-hour support for residents

Materials and technical solutions in BW Riva apartments have been carefully selected to ensure durability, functionality, and a high level of comfort in everyday living.







BALANCE OF PRESTIGE AND COMFORT

A spa, swimming pool, fitness centre and a full range of luxury amenities within the building, seamless connectivity across the city, direct access to Sava Promenada and the river, as well as close proximity to Galerija, new city landmarks and cultural venues, all contribute to a lifestyle defined by security, lasting value, and a truly unique riverside living experience.







OPEN SPACES

The inner courtyard of BW Riva is designed as a secluded and carefully landscaped space for relaxation and time spent outdoors, just moments from the river. Green areas, pathways, and seating zones create an atmosphere of tranquillity, offering a subtle retreat from the surrounding urban pace.

This space naturally extends towards the park and Sava Promenada, allowing for a continuous flow of movement and outdoor living, without a clear boundary between private and public space. Such connectivity enhances the sense of openness while emphasising the harmony between architecture and the natural environment.

PRIME LOCATION

Located on the right bank of the Sava, between Ada Bridge and the revitalised pedestrian bridge, BW Marina redefines the city’s waterfront in a way previously associated only with the world’s most prestigious destinations. Parks, new cultural hubs, and distinctive urban landmarks are emerging alongside thoughtfully planned infrastructure, creating a sense of continuity, order, and spatial harmony.




CAFÉ LA



RIVARA

FLOOR PLANS

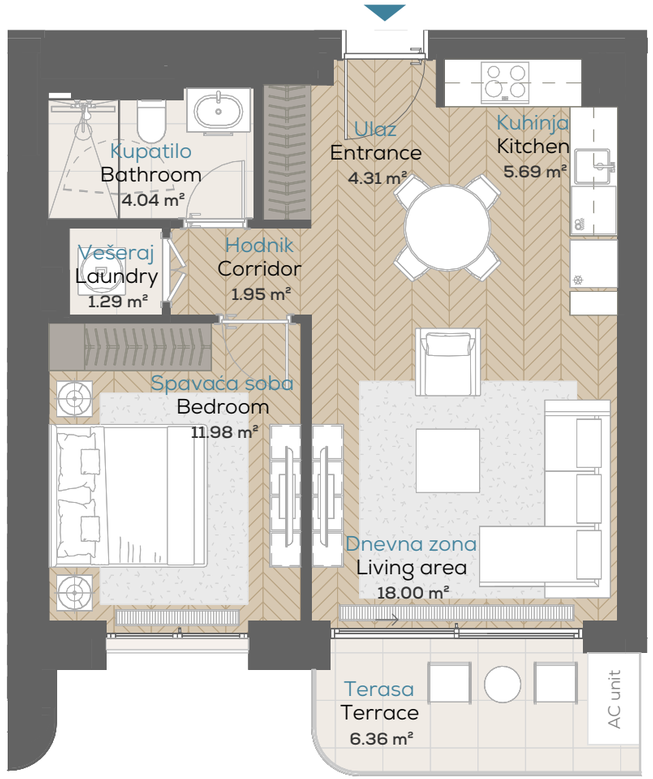
RIVARA

1 BEDROOM
TYPE A

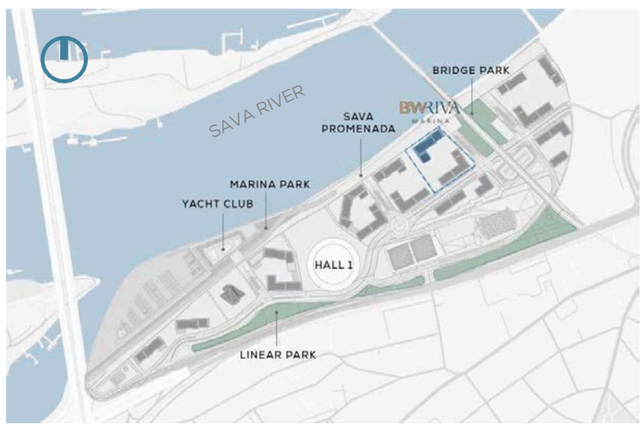
One Bedroom	
Broj stana (Unit number)	512

POVRŠINE (AREAS)

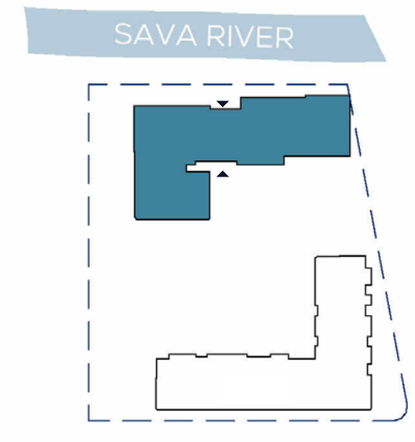
Površina stana (Apartment area)	47.26 m²
Površina terase (Terrace area)	6.36 m²
Ukupna površina (Total area)	53.62 m²



MASTER PLAN

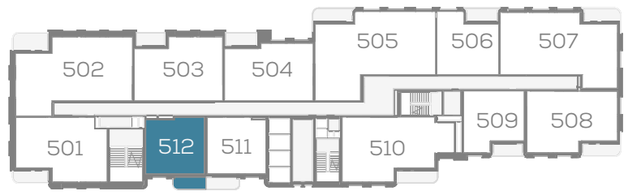


SITE PLAN



LEVEL PLAN

0m 1m 2m



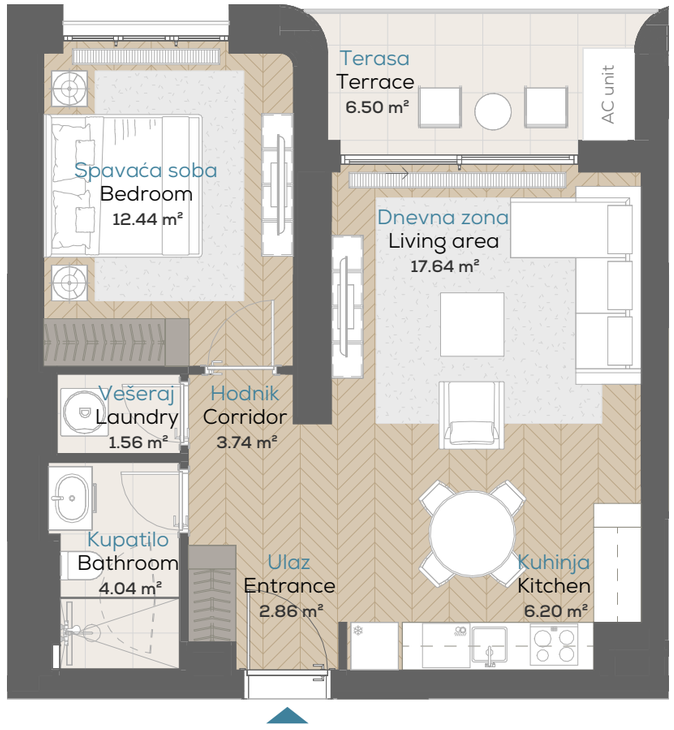
L05

1 BEDROOM
TYPE B

Jednosoban - 1BR	
Broj stana (Unit number)	506

POVRŠINE (AREAS)

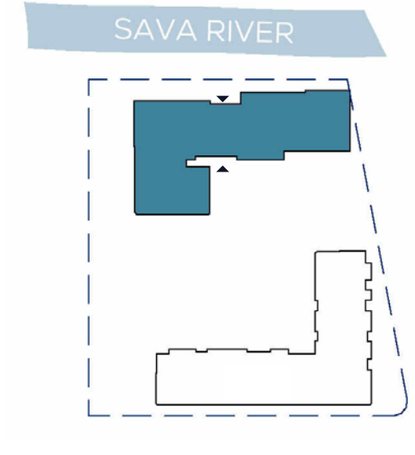
Površina stana (Apartment area)	48.48 m²
Površina terase (Terrace area)	6.50 m²
Ukupna površina (Total area)	54.98 m²



MASTER PLAN



SITE PLAN



LEVEL PLAN

0m 1m 2m



L05

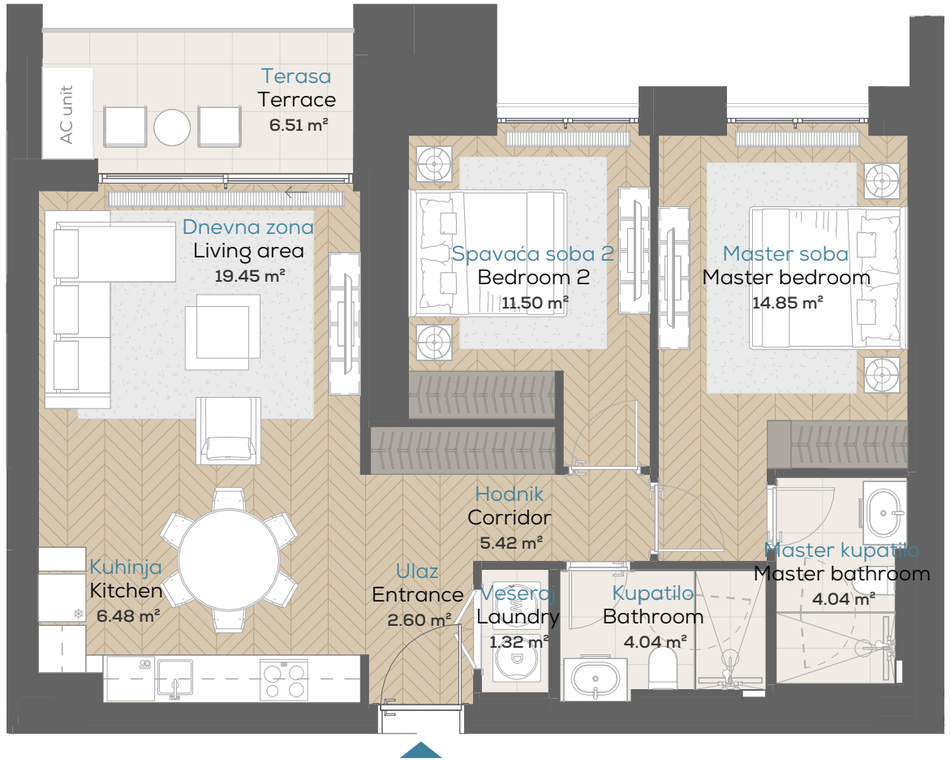


2 BEDROOM
TYPE A

Dvosoban - 2BR	
Broj stana (Unit number)	504

POVRŠINE (AREAS)

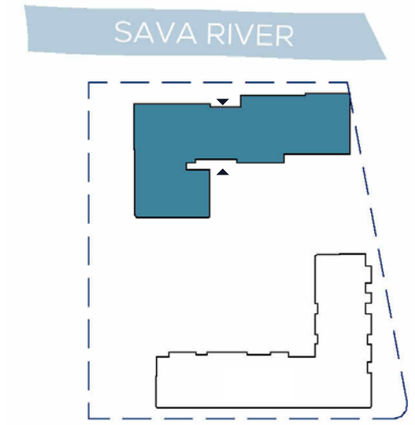
Površina stana (Apartment area)	69.70 m²
Površina terase (Terrace area)	6.51 m²
Ukupna površina (Total area)	76.21 m²



MASTER PLAN



SITE PLAN



LEVEL PLAN

0m 1m 2m



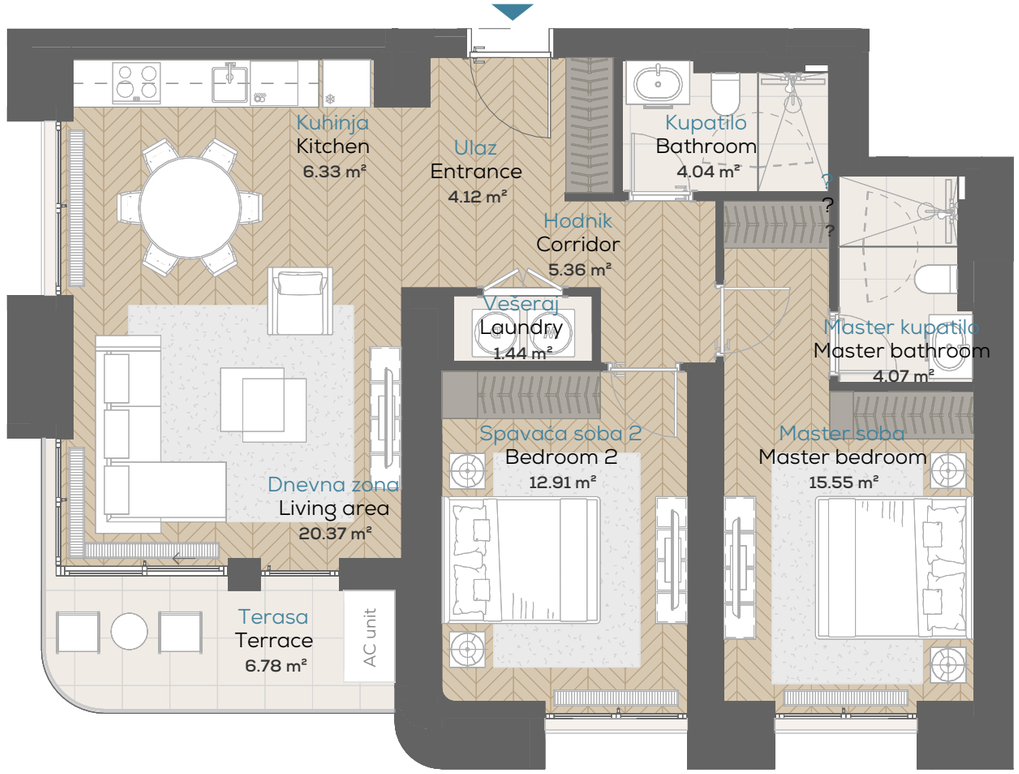
L05

2 BEDROOM
TYPE B

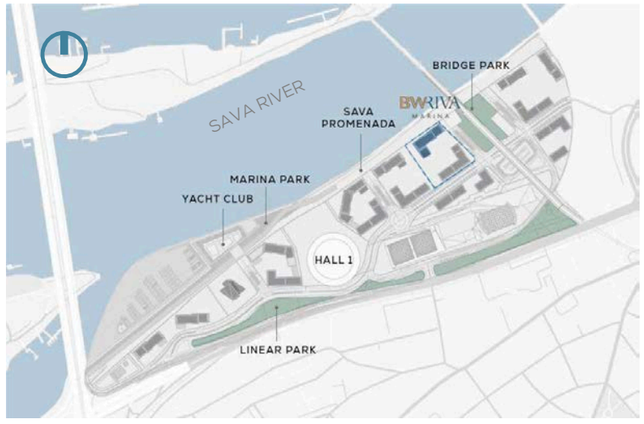
Two Bedroom	
Broj stana (Unit number)	501

POVRŠINE (AREAS)

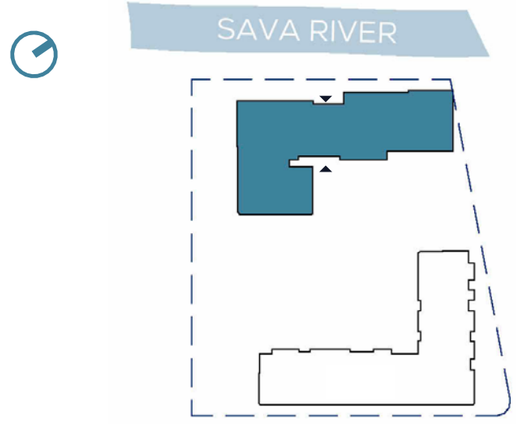
Površina stana (Apartment area)	74.19 m²
Površina terase (Terrace area)	6.78 m²
Ukupna površina (Total area)	80.97 m²



MASTER PLAN



SITE PLAN



LEVEL PLAN

0m 1m 2m



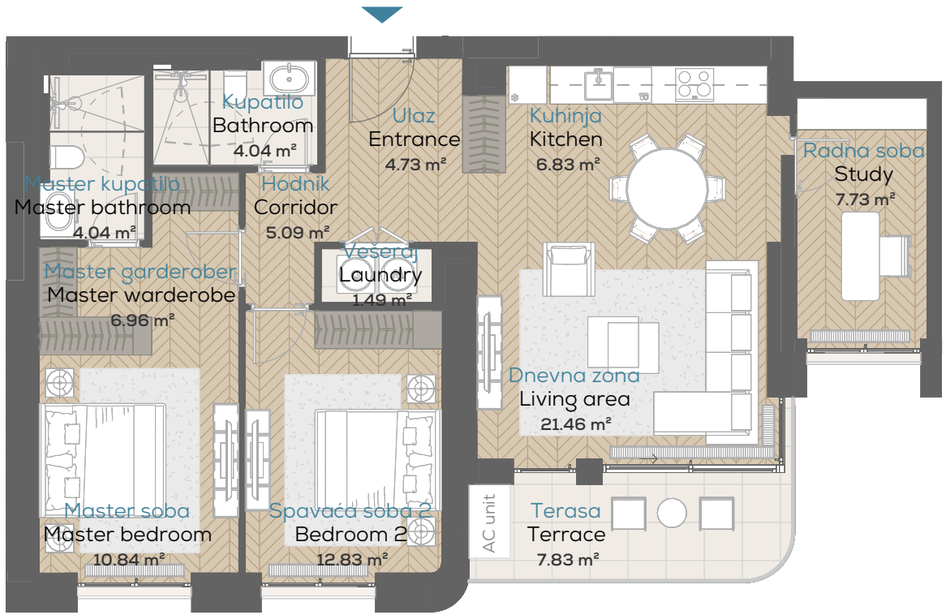
L05

2 BEDROOM
TYPE C

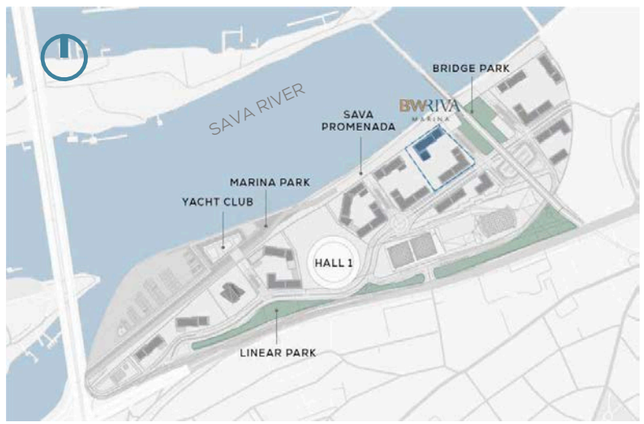
Two and a Half Bedroom	
Broj stana (Unit number)	510

POVRŠINE (AREAS)

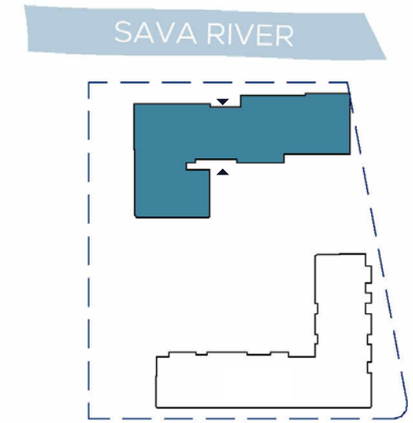
Površina stana (Apartment area)	86.04 m²
Površina terase (Terrace area)	7.83 m²
Ukupna površina (Total area)	93.87 m²



MASTER PLAN



SITE PLAN



LEVEL PLAN





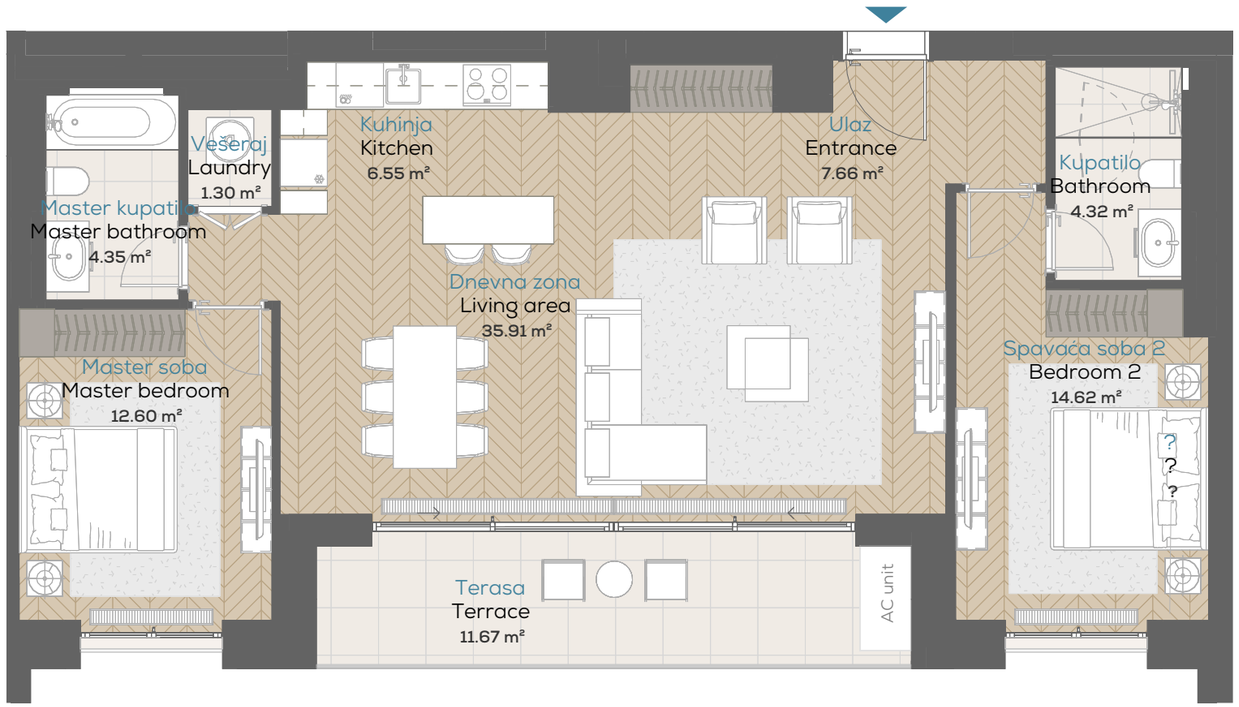
L05

2 BEDROOM
TYPE D

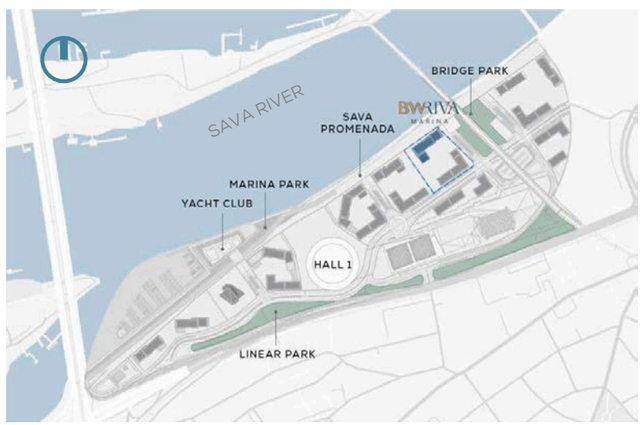
Two Bedroom	
Broj stana (Unit number)	2004

POVRŠINE (AREAS)

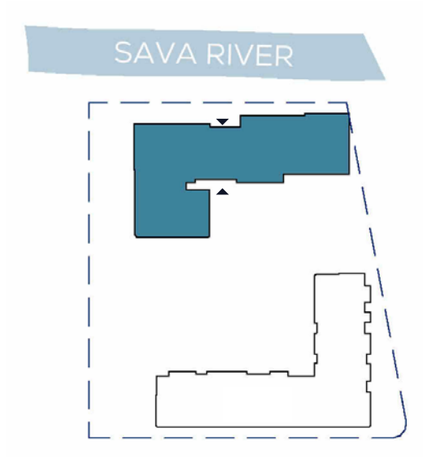
Površina stana (Apartment area)	87.31 m²
Površina terase (Terrace area)	11.67 m²
Ukupna površina (Total area)	98.98 m²



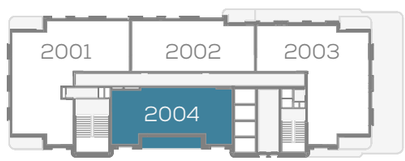
MASTER PLAN



SITE PLAN



LEVEL PLAN



L20

0m 1m 2m

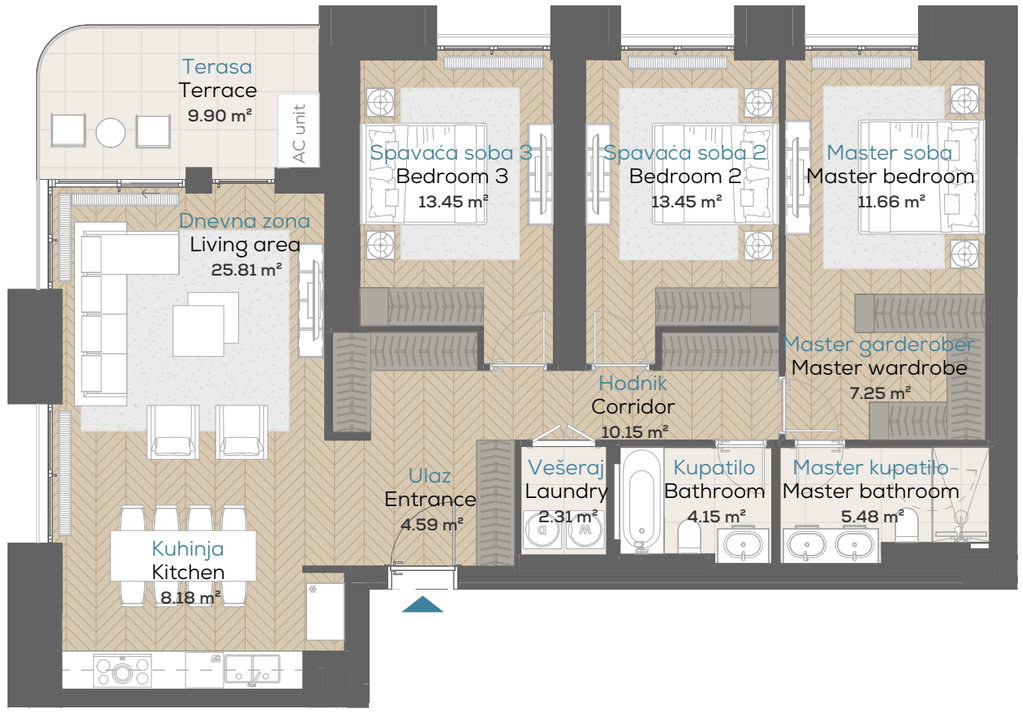


3 BEDROOM
TYPE A

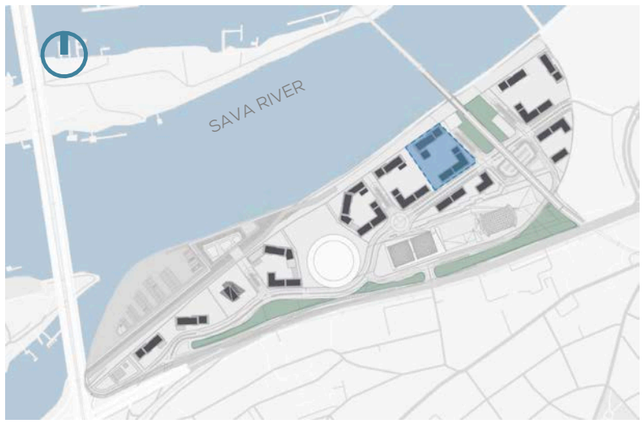
Trosoban - 3BR	
Broj stana (Unit number)	502

POVRŠINE (AREAS)

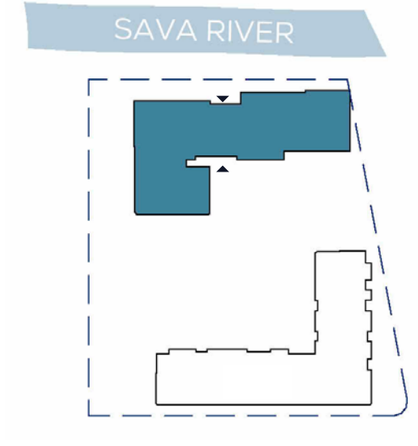
Površina stana (Apartment area)	106.48 m²
Površina terase (Terrace area)	9.90 m²
Ukupna površina (Total area)	116.38 m²



MASTER PLAN

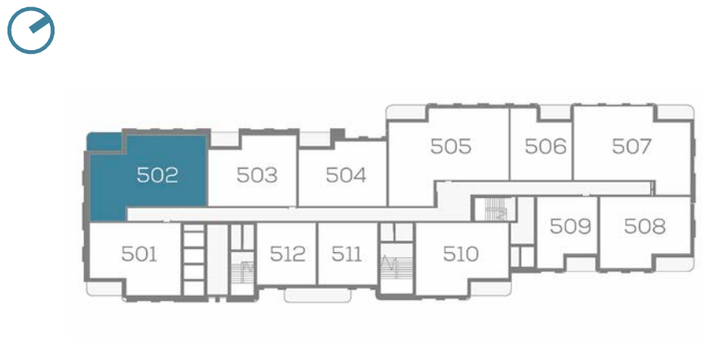


SITE PLAN



LEVEL PLAN





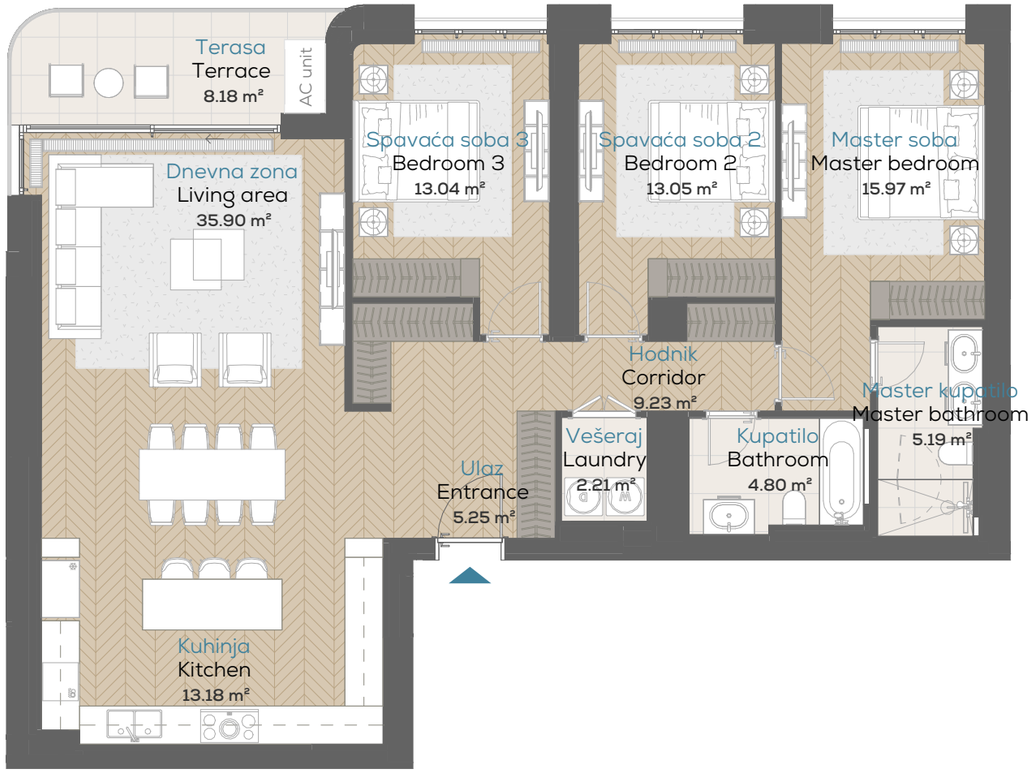
L05

3 BEDROOM
TYPE B

Trosoban - 3BR	
Broj stana (Unit number)	505

POVRŠINE (AREAS)

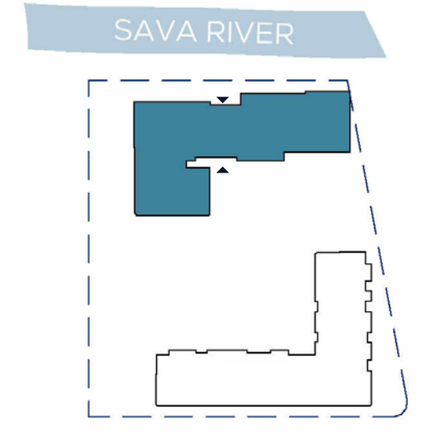
Površina stana (Apartment area)	117.82 m²
Površina terase (Terrace area)	8.18 m²
Ukupna površina (Total area)	126.00 m²



MASTER PLAN



SITE PLAN



LEVEL PLAN

0m 1m 2m



L05

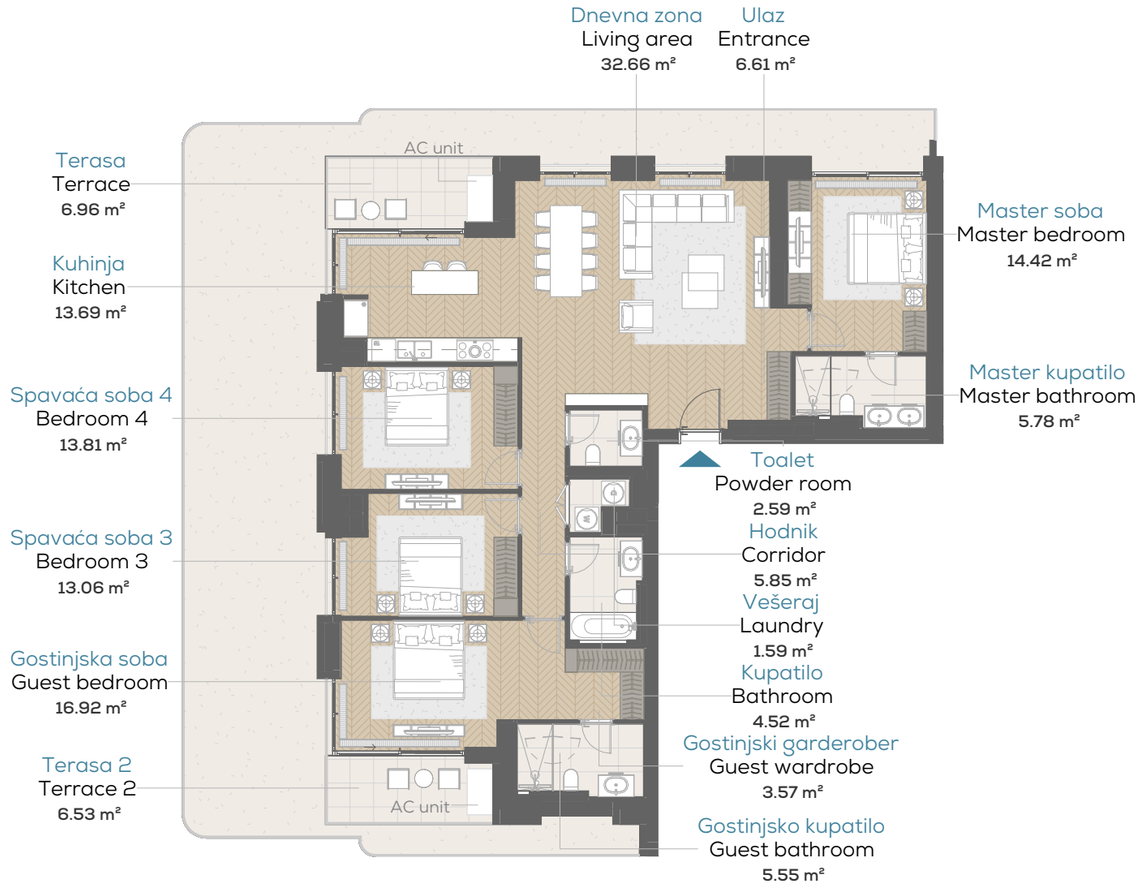


PENTHOUSE
TYPE A

Četvorosoban - 4BR	
Broj stana (Unit number)	1901

POVRŠINE (AREAS)

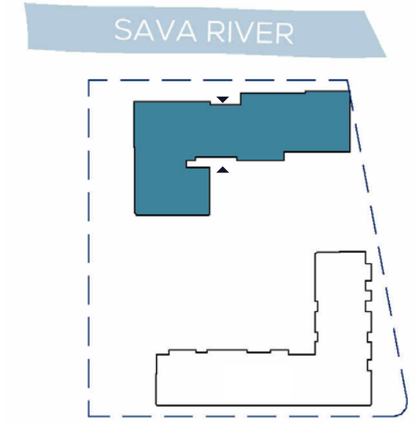
Površina stana (Apartment area)	140.62 m²
Površina terase (Terrace area)	13.49 m²
Ukupna površina (Total area)	154.11 m²



MASTER PLAN

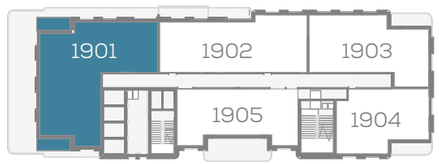


SITE PLAN



LEVEL PLAN

0m 1m 2m



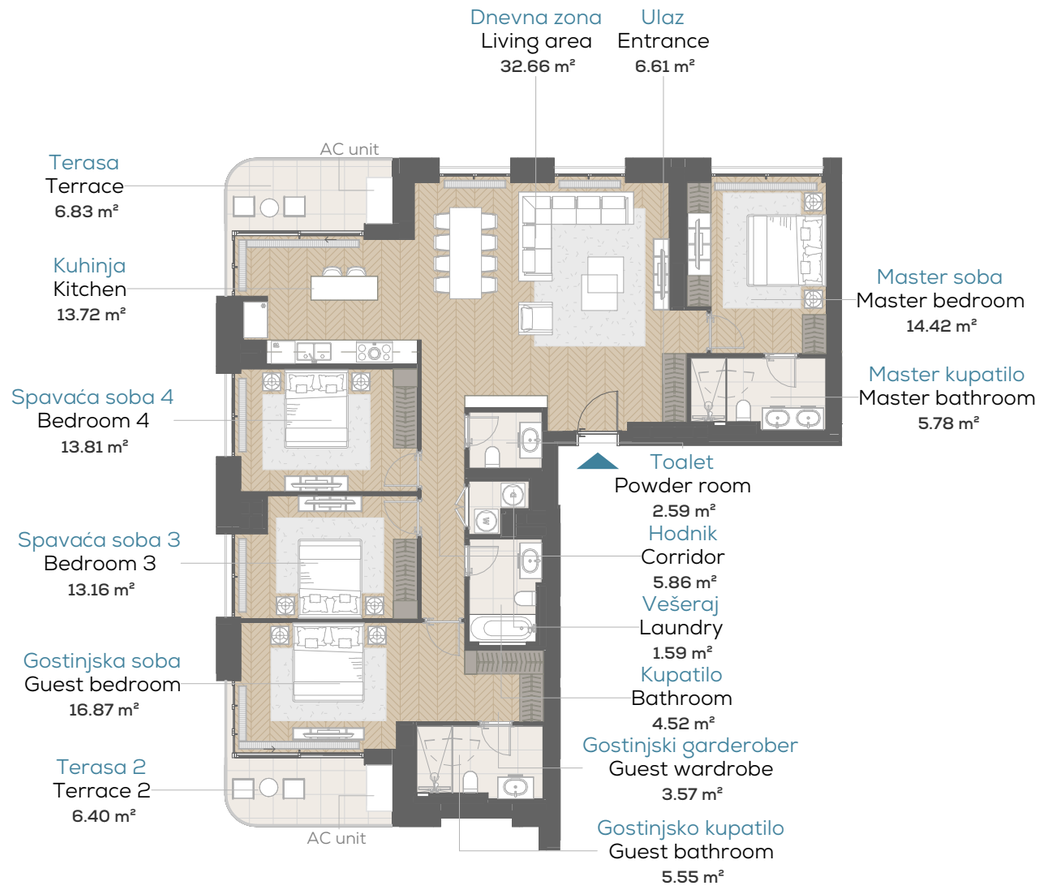
L19

PENTHOUSE
TYPE B

Četvorosoban - 4BR	
Broj stana (Unit number)	2001

POVRŠINE (AREAS)

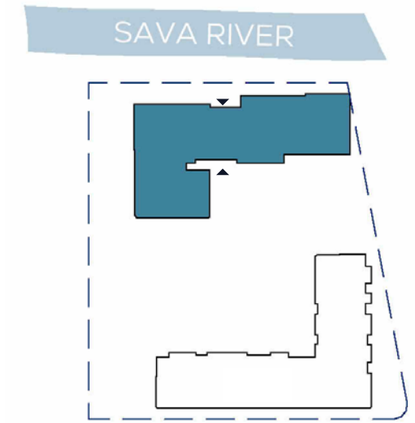
Površina stana (Apartment area)	140.71 m²
Površina terase (Terrace area)	13.23 m²
Ukupna površina (Total area)	153.94 m²



MASTER PLAN

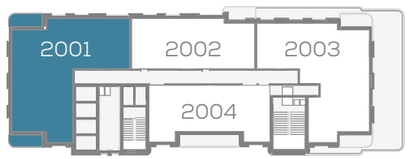


SITE PLAN



LEVEL PLAN

0m 1m 2m



L20



SPECIFICATIONS

ENTRANCE AREA

FLOORS	MULTI-LAYERED WOODEN PARQUET
WALLS	PAINT
CEILING	GYPSUM BOARD FINISHED IN PAINT

LIVING AREA & DINING ROOM

FLOORS	MULTI-LAYERED WOODEN PARQUET
WALLS	PAINT
CEILING	GYPSUM BOARD FINISHED IN PAINT /PAINT FINISH

KITCHEN AREA

FLOORS	MULTI-LAYERED WOODEN PARQUET
WALLS	PAINT
CEILING	GYPSUM BOARD FINISHED IN PAINT

BEDROOMS

FLOORS	MULTI-LAYERED WOODEN PARQUET
WALLS	PAINT
CEILING	PAINT FINISH

DOORS

ENTRANCE	COMPOSITE MATERIAL FINISH
INTERNAL DOORS	COMPOSITE MATERIAL FINISH

BATHROOM & POWDER ROOM

FLOORS	GRANITE TILES
WALLS	GRANITE TILES AND PAINT
CEILING	MOISTURE RESISTANT GYPSUM FINISHED WITH PAINT
VANITY CABINET	COMPOSITE MATERIAL
VANITY COUNTERTOP	ENGINEERED STONE

LAUNDRY ROOM

FLOORS	GRANITE TILES
WALLS	PAINT
CEILING	GYPSUM BOARD FINISHED IN PAINT

OTHER

SANITARYWARE	HIGH QUALITY SANITARY FIXTURES & FITTINGS
AIR CONDITIONING UNITS	MULTI-SPLIT AC CEILING GRILLS WITH EXTERNAL UNITS ON TERRACES
HEATING UNIT	CENTRAL HEATING WITH FLOOR CONVECTORS IN LIVING AREAS, FLOOR HEATING AND TOWEL DRYERS IN BATHROOMS
KITCHEN APPLIANCE	NOT INCLUDED
CUPBOARD, WARDROBE, KITCHEN	NOT INCLUDED
WINDOWS	ALUMINUM FRAME
VENTILATION SYSTEM	VENTILATION PROVIDED FOR KITCHEN AND BATHROOMS

RIVAYA

EAGLE
HILLS

RIVAYA